

ISS116	Settlement Boundary Adjustment: Portincaple	
Development plan reference:	S103 - Portincaple, Settlement Boundary	Reporter:
Body or person(s) submitting a representation raising the issue (including reference number):		
Mr Jeremy Bernau (00850):		
Provision of the development plan to which the issue relates:	Chapter 2 The Settlement and Spatial Strategy	
Planning authority's summary of the representation(s):		
Mr Jeremy Bernau (00850) - S103 This response refers to the allocation of land identified as Settlement Zone in Portincaple. A. The road is entirely unsuitable to support any further development: B. The lack of facilities make further development untenable – there is no mains gas and mains sewage. C. The settlement zone area accessed from the turning point between 'Woodstock and Road End Cottage is anomalous. It is at odds with the current settlement pattern i.e. single houses along either side of the road. D. The area of Portincaple is identified as an Area of Panoramic Quality (APQ). This panorama is enjoyed from the entire upper stretch of Feuins Road so to now consider obscuring it seems at odds with the APQ designation.		
Modifications sought by those submitting representations:		
Mr Jeremy Bernau (00850) - S103 The Settlement Zone in Portincaple is re-drawn to (1) significantly reduce its extent along the length of Feuins Road and to (2) remove the Settlement Zone that uses the turning place (between 'Woodstock' and 'Road End Cottage') as a point of access.		
Summary of responses (including reasons) by planning authority:		
The Proposed Local Development Plan (CD012) has not altered the settlement boundaries at Portincaple from those which are identified in the current Adopted Local Plan (CD001). There were no objections to these boundaries at that time (2009) which were delineated in order to provide some opportunities for small scale infill and rounding off development. Issues such as the acceptable level of increase in vehicular use of the road, the need for additional services and appropriate pattern of development, are all assessed at the planning application stage. The settlement boundaries therefore provide a framework within which development proposals can be assessed. The requirement that these be small scale infill and rounding off, and that access and servicing arrangements be appropriate for the type and scale of development proposed, means that not every part of the area within the settlement boundary will be considered suitable for development.		

<u>Conclusions</u>
Although the Council does not recommend making any prescribed modifications to the Plan, the Reporters may wish to consider if so minded, to an adjustment to the settlement pattern by removing the area to the rear and accessed from the turning space between 'Woodstock' and 'Road End Cottage' as this would not give rise to any significant issues in relation to the settlement and development strategy for the area. (See Map production PD175)
Reporter's conclusions:
Reporter's recommendations: